#4780A

BOSTON REDEVELOPMENT AUTHORITY
JUNE 26, 1986

DEVELOPMENT PLAN
U.S. CUSTOM HOUSE

Site Description

Approximately one acre of land at McKinley Square in the National Register Custom House District of downtown Boston. The site includes the U.S. Custom House on its 17,068 square foot site and portions of adjacent streets and sidewalks as outlined below.

Structure

Existing on the site is the historic U.S. Custom House, the base of which was constructed in 1837-1847 and the tower added in 1913-1915. The 16-story tower sits atop a two-story base for a total height of 495 feet. The building is rated 1 by the Boston Landmarks Commission and is proposed for designation as a Boston Landmark. Additional historic data is included in Attachment A: Boston Landmarks Commission Building Information Form. No additional structures will be allowed on the site.

Allowable Uses

1. The original Custom House at the base of the tower shall be maintained primarily as a public space with cultural or other non-commercial activities which are for the use of the general public except for such designated space as is needed for access to tower uses.

2. The observation deck shall be made available for limited public access.

3. The tower may be used for office, residential, or hotel activity. However, no portions of the building shall be sold for condominium ownership.

Historic Rehabilitation Standards

The building shall be rehabilitated to historic landmark standards including (1) the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Attachment B); (2) the Boston Landmarks Commission's General Standards and Criteria (Attachment B); and (3) such specific standards and criteria for the Custom House as may be established by the Boston Landmarks Commission and the Boston Redevelopment Authority.

Required Improvements

Required improvements to the U.S. Custom House, in addition to historic rehabilitation, include the following:

1. Addition of facilities to improve handicapped access;

2. Installation of a sprinkler system;

3. Repair and maintenance in good working order at all times of the four-faced mechanical clock on the tower;

4. Architectural illumination, to be determined by the Boston Landmarks Commission and the Boston Redevelopment Authority, of the Custom House Tower;

5. Upgrading of the Heating, Ventilation and Air Conditioning system;

6. Such other improvements as may be necessary to conform to the Building Code and all other applicable state and local laws, ordinances, codes and regulations.

Required Site Improvements

Public improvements are required to McKinley Square within the boundaries outlined on Attachment C: Site Improvements Map. Improvements, to be specified in detail by the Boston Redevelopment Authority, shall be of a quality comparable to improvements in the Faneuil Hall area.

Development Review Procedures

All plans shall be subject to review in accordance with the BRA's Development Review Procedures, the Boston Landmarks Commission's procedures, and other pertinent City regulations.

Transportation Access Plan

The developer must submit a Transportation Access Plan, subject to review and approval by the BRA Director.

Employment Plans

1. The developer must submit a Residents Construction Employment Plan to the BRA Director, setting forth plans to ensure that its contractor and sub-contractors meet Boston Resident Construction Employment Standards.

2. The developer shall formulate an Employment Opportunity Plan which shall provide for the developer's good faith efforts to achieve a goal that fifty percent (50%) of the permanent employment opportunities created by the project shall be made available to Boston residents.

General Services Administration
Federal Property Resources Service
Washington, DC 20405

BOARD MEMO ATTACHMENT

June 11, 1986

Dear Mayor Flynn:

We were pleased to meet on June 10, 1986, with a delegation, headed by Mr. Bart Mitchell, representing you to discuss the proposed sale of the Old Custom House in Boston to the City Redevelopment Authority.

The city is granted an extension until August 1, 1986, to continue negotiations and submit an acceptable offer for this property. During that time, we will work closely with the city on all aspects of this transaction, and I am hopeful we can reach agreement on the sale price. If we are successful in this regard, we will submit the proposal to the appropriate committees of Congress for review prior to completing the sale.

We share your concern that the historic integrity of this magnificent property is preserved. Working with your representatives, we will incorporate in our deed of conveyance those covenants required by Federal, State, and local law to protect the integrity of the structure.

These covenants will ensure preservation of the significant architectural and historic features of the structure. All plans or specifications for any alterations, improvements, or restoration of the exterior or interior areas must be approved by the Massachusetts Historic Commission, or its delegated local representative. The General Services Administration, however, cannot restrict the use to which the building is dedicated through the deed. This issue is best addressed at the local level consistent with local planning and zoning ordinances.

I trust this information is helpful.

Sincerely,

Earl E. Jones

EARL E. JONES
Commissioner

The Honorable
Raymond L. Flynn
Mayor of Boston
Boston, MA 02201

ATTACHMENT A

BOSTON LANDMARKS COMMISSION Building Information Form Form No. ___ Area CBD

ADDRESS McKinley Square COR. India St. State St.

NAME United States Custom House / same
present original

MAP No. 2&N/13E SUB AREA Custom House/Marke-

DATE 1837-1847 Hamlin[4].
tower: 1913-1915 source Nat. Reg. Nom. Fo

ARCHITECT Ammi Burnham Young Hamlin[4]
tower: Peabody & Stearns source Arch Forum[3].

BUILDER Gardner Greenleaf Annals[2].
source

OWNER U.S. Government
original present

PHOTOGRAPHS 26⁵/₂, *26⁵/₃, 26⁵/₄-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) offices

NO. OF STORIES (1st to cornice) 2 plus 16 story office tower

ROOF gable with 4 pediments cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick (stone) granite concrete iron/steel/alum.

BRIEF DESCRIPTION Monumental Greek Revival style structure, combining low Roman dome (in original form) with Greek Doric order; cruciform plan, with 1 short & 1 long axis. Set on high granite basement. Exterior remarkable for its 32 monolithic Doric columns. Central hexastyle pedimented porticos, and pseudoperipteral porticos on flanking wings, having engaged 3/4 columns separating each range of windows. Entries reached by broad flights of steps. Early 20th c. office tower in Class. Rev. style now rises from core of building, surmounted by clock of reinforced concrete, marble & bronze. Rotunda most notable interior feature, ringed by 12 Corinthian columns supportin drum of dome.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor LOT AREA 17,068 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Freestanding, dominates square via its monumental massing. Located in area of other highly significant structures.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as only extan Boston work by eminent architect, as well as most highl developed Greek Revival edifice remaining in Boston, an rare example of major granite structure erected prior t 1850s, designed & built as freestanding structure equal ly impressive from all view points. Also important as Boston's tallest building for many years because of its office tower addition by another prominent Boston architectural firm. Historically significant as structure rich in associations with Boston's life as seaport reflecting her emergence as number one U.S. port during first half of 19th c.

(I) NRD/C MHK 6/80

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	___	Conservation	___	Recreation	___
Agricultural	___	Education	___	Religion	___
Architectural	x	Exploration/ settlement	___	Science/ invention	___
The Arts	___	Industry	___	Social/ humanitarian	___
Commerce	x	Military	___	Transportation	___
Communication	___	Political	___		
Community/ development	___				

Significance (include explanation of themes checked above)

Monumental in size & scale, its architectural formality suited its site, for it stood at the he of State St., between Boston's financial spine & the sea;[1] for a decade, until State St. Bloc was erected and "cut off its vista to the sea, it remained the visual fulcrum of Boston's wate front."[1] Erected by Gardner Greenleaf, who later built State St. Block.[2] Subject of great cor troversy even before its completion, invoked in part because of such great expense (slightly mo than $1,000,000) for such high developed Greek Revival building. More architecturally basic controversy revolved around appropriateness of Greek Revival form for modern use; anonymous ar. ticle published in 1844[3] denigrated style as belonging to another age, & objected to concessi of building's functions required by strict use of historical forms. Contrast of Edward C. Cabo brownstone Boston Athenaeum in Renaissance Revival Style, also completed in 1847

Ammi Burnham Young (1798-1874) was native of Lebanon N.H. Little is known of his educat or architectural training; may have learned construction from his father & architectural detail from contemporary copy books, & possibly studied under Alexander Parris in Boston. 1st Supervi ing Architect of the Treasury Dept. Among his various works in N.E. were Thornton & Wentworth Halls at Dartmouth College, Old Court House at Worcester, Mass., surviving as left wing of pre. sent structure, & Court House at Lowell, Mass.

Increasing needs in early 20th c. resulted in search for new site for a Custom House. Government appropriation of $1,800,000 not considered sufficient to purchase suitable site & erect new building, so decided to use old structure as base. Peabody & Stearns (Exchange Bldg., Boston Post/Birthplace of Franklin, Albany Bldg.,) designed 495 foot office tower, for as (Federally-owned building, was not bound by city's 125' height restriction. Remained tallest building in Boston fo many years.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for designation as Boston Landmark.

Located within National Register Custom House District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Bryan, John Morrill, Boston's Granite Architecture, c. 1810-160, unpublished Ph.D. dissertation, Boston University, 1972. Boston Public Library, Fine Arts Reference.
2. Annals of the Massachusetts Charitable Mechanic Association, 1795-1892, 1892, P. 7
3. North American Review, April, 1844.
4. Hamlin, Talbot, Greek Revival Architecture in America, 1944, pp. 106-7. pl. xxv.
5. Architectural Forum, 1919, v. 30, p. 879.
6. Bacon, Edwin M., Guide Book of Boston, 1916, p. 11 & 46.
7. Bostonian Society Photo File, "Custom House-India St.," excellent early photo.
8. Withey, H. F. & E. R., Biographical Dictionary of American Architects (Deceased), 19

ATTACHMENT B

U.S. Department
of the Interior

National Park Service

THE SECRETARY OF THE INTERIOR'S

STANDARDS FOR REHABILITATION

and Guidelines for Rehabilitating Historic Buildings

Reprinted April, 1982
Department of the State Secretary
Massachusetts Historical Commission

Michael Joseph Connolly, Chairman

MASSACHUSETTS
HISTORICAL
COMMISSION

"Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The following "Standards for Rehabilitation" shall be used by the Secretary of the Interior when determining if a rehabilitation project qualifies as "certified rehabilitation" pursuant to the Tax Reform Act of 1976, the Revenue Act of 1978, and the Economic Recovery Tax Act of 1981. These standards are a section of the Secretary's "Standards for Historic Preservation Projects" and appear in Title 36 of the Code of Federal Regulations, Part 67 (formerly 36 CFR Part 1208).

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following guidelines are designed to help individual property owners formulate plans for the rehabilitation, preservation, and continued use of historic buildings consistent with the intent of the Secretary of the Interior's "Standards for Rehabilitation." The guidelines pertain to buildings of all occupancy and construction types, sizes, and materials. They apply to permanent and temporary construction on the exterior and interior of historic buildings as well as new attached or adjacent construction.

Techniques, treatments, and methods consistent with the Secretary's "Standards for Rehabilitation" are listed in the "recommended" column on the left. Not all recommendations listed under a treatment will apply to each project proposal. Rehabilitation approaches, materials, and methods which may adversely affect a building's architectural and historic qualities are listed in the "not recommended" column on the right. Every effort will be made to update and expand the guidelines as additional techniques and treatments become known.

Specific information on rehabilitation and preservation technology may be obtained by writing to the Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240, or the appropriate State Historic Preservation Officer. Advice should also be sought from qualified professionals, including architects, architectural historians, and archeologists skilled in the preservation, restoration, and rehabilitation of old buildings.

THE ENVIRONMENT

Recommended	*Not Recommended*
Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.	Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.
Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building setbacks that have traditionally linked buildings to their environment.	Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.
Using new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the neighborhood in size, scale, material and color.	Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or are inappropriate to the neighborhood.

BUILDING SITE

Recommended	*Not Recommended*
Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.	
Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.	Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.
Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.	Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

BUILDING SITE--continued

Recommended	*Not Recommended*
Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.	

Archeological features

Recommended	*Not Recommended*
Leaving known archeological resources intact.	Installing inderground utilities, pavements, and other modern features that disturb archeological resources.
Minimizing disturbance of terrain around the structure, thus reducing the possibility of destroying unknown archeological resources.	Introducing heavy machinery or equipment into areas where their presence may disturb archeological resources.
Arranging for an archeological survey of all terrain that must be disturbed during the rehabilitation program. The survey should be conducted by a professional archeologist.	

BUILDING: STRUCTURAL SYSTEMS

Recommended	*Not Recommended*
Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.	Disturbing existing foundations with new excavations that undermine the structural stability of the building.
Undertaking stabilization and repair of weakened structural members and systems.	Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.
Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.	

BUILDING: EXTERIOR FEATURES—continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended *	*Not Recommended*
Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.	Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.
Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.	Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.
Duplicating old mortar in composition, color, and texture.	Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.
Duplicating old mortar in joint size, method of application, and joint profile.	Repointing with mortar joints of a differing size or joint profile, texture or color.
Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.	
Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.	Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

* For more information consult Preservation Briefs: 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2: "Repointing Mortar Joints in Historic Brick Buildings" (Washington, D.C.: Heritage Conservation and Recreation Service, 1975 and 1976). Both are available from the Government Printing Office or State Historic Preservation Officers.

BUILDING: EXTERIOR FEATURES—continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended	*Not Recommended*
Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.	Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.
Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.	Removing architectural features such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.
Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.	Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended	*Not Recommended*
Retaining and preserving significant architectural features, wherever possible.	Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrate the continuity of growth and change.
Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape, and texture the old as closely as possible.	Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum and zinc

Recommended	*Not Recommended*
Retaining original material, whenever possible.	Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

BUILDING: EXTERIOR FEATURES—continued

Architectural Metals: Cast iron, steel, pressed tin, aluminum and zinc

Recommended	*Not Recommended*
Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.	Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and Roofing

Recommended	*Not Recommended*
Preserving the original roof shape.	Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.
Retaining the original roofing material, whenever possible.	Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.
Providing adequate roof drainage and insuring that the roofing materials provide a weathertight covering for the structure.	
Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.	Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.
Preserving or replacing where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.	Stripping the roof of architectural features important to its character.

Windows and Doors

Recommended *	*Not Recommended*
Retaining and repairing window and door openings, frames, sash, glass, doors, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.	Introducing or changing the location or size of windows, doors, and other openings that alter the architectural and historic character of the building.

BUILDING: EXTERIOR FEATURES—continued

Windows and Doors

*Recommended**	*Not Recommended*
	Replacing window and door features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
	Removing window and door features that can be repaired where such features contribute to the historic and architectural character of the building.
	Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of the building.
Improving the thermal performance of existing windows and doors through adding or replacing weatherstripping and adding storm windows and doors which are compatible with the character of the building and which do not damage window or door frames.	Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and which detract from the character of the building.
	Installing new exterior storm windows and doors which are inappropriate in size or color, which are inoperable, or which require removal of original windows and doors.
	Installing interior storm windows that allow moisture to accumulate and damage the window.
Replacing missing or irreparable windows on significant facades with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.	Replacing sash which contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

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*For more information consult Preservation Briefs: 3: "Conserving Energy in Historic Buildings" (Washington, D.C. Heritage Conservation and Recreation Service, 1978). It is available from the Government Printing Office or State Historic Preservation Officers.

BUILDING: EXTERIOR FEATURES—continued

Windows and Doors

Recommended

Not Recommended

Installing heating/air conditioning units in the window frames when the sash and frames may be damaged. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

Storefronts

Recommended

Not Recommended

Retaining and repairing existing storefronts including windows, sash, doors, transoms, signage, and decorative features where such features contribute to the architectural and historic character of the building.

Where original or early storefronts no longer exist or are too deteriorated to save, retaining the commercial character of the building through 1) contemporary design which is compatible with the scale, design, materials, color, and texture of the historic buildings; or 2) an accurate restoration of the storefront based on historical research and physical evidence.

Introducing a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting or which causes destruction of significant historic fabric.

Using materials which detract from the historic or architectural character of the building, such as mirrored glass.

Altering the entrance through a significant storefront.

Entrances, porches, and steps

Recommended

Not Recommended

Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Removing or altering porches and steps that are appropriate to the building's development and style.

BUILDING: EXTERIOR FEATURES--continued

Entrances, porches, and steps

Recommended	*Not Recommended*
Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.	Stripping porches and steps or original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile and brick. Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Recommended	*Not Recommended*
Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.	Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence the historical paint finishes. Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

BUILDING: INTERIOR FEATURES

Recommended	*Not Recommended*
Retaining original material, architectural features, and hardware, whenever possible, such as stairs, elevators, hand rails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantel pieces, paneling, lighting fixtures, parquet or mosaic flooring.	Removing original material, architectural features, and hardware, except where essential for safety or efficiency. Replacing interior doors and transoms without investigating alternative fire protection measures or possible code variances.
Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.	Installing new decorative material and paneling which destroys significant architectural features or was unavailable when the building was constructed, such as vinyl plastic or imitation wood wall and floor coverings, except in utility areas such as bathrooms and kitchens.

BUILDING: INTERIOR FEATURES—continued

Recommended	*Not Recommended*
Retaining original plaster, whenever possible.	Removing plaster to expose brick to give the wall an appearance it never had.
Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with colors, wallpapers or decorative motifs based on the original.	Changing the texture and patina of exposed wooden architectural features (including structural members) and masonry surfaces through sandblasting or use of other abrasive techniques to remove paint, discoloration and plaster, except in certain industrial or warehouse buildings where the interior masonry or plaster surfaces do not have significant design, detailing, tooling, or finish; and where wooden architectural features are not finished, molded, beaded, or worked by hand.
Where required by code, enclosing an important interior stairway in such a way as to retain its character. In many cases glazed fire rated walls may be used.	Enclosing important stairways with ordinary fire rated construction which destroys the architectural character of the stair and the space.
Retaining the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.	Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.

NEW CONSTRUCTION

Recommended	*Not Recommended*
Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.	
Designing new work to be compatible in materials, size, color, and texture with the earlier building and the neighborhood.	Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

NEW CONSTRUCTION—continued

Recommended	*Not Recommended*
Using contemporary designs compatible with the character and mood of the building or the neighborhood.	Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.
	Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.
	Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.
Protecting architectural details and features that contribute to the character of the building.	
Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.	Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION

Recommended	*Not Recommended*
Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.	Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical systems.
Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.	Attaching exterior electrical and telephone cables to the principal elevations of the building.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION—continued

Recommended	*Not Recommended*
Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.	Installing vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.
	Concealing or "making invisible" mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.
	Installing "dropped" acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.
Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.	
Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.	Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.

SAFETY AND CODE REQUIREMENTS

Recommended	*Not Recommended*
Complying with code requirements in such a manner that the essential character of a building is preserved intact.	
Working with local code officials to investigate alternative life safety measures that preserve the architectural integrity of the building.	
Investigating variances for historic properties allowed under some local codes.	

SAFETY AND CODE REQUIREMENTS—continued

Recommended	*Not Recommended*
Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance or fabric of a property.	
Adding new stairways and elevators that do not alter existing exit facilities or other important architectural features and spaces of the building.	Adding new stairways and elevators that alter existing exit facilities or important architectural features and spaces of the building.

National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

January 1980 (rev.)

• U. S. GOVERNMENT PRINTING OFFICE : 1980 334-433/97..

BOSTON LANDMARKS COMMISSION - STANDARDS AND CRITERIA

Introductory Statement on Standards and Criteria to be Used in Evaluating Applications for Certificates

Per Sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts) Standards and Criteria must be adopted for each Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. Before a Certificate of Design Approval or Certificate of the Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purposes of the statute.

The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation. The intent of these guidelines is to help local officials, designers, and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily insure approval, nor are they absolute, but any request for variance from them must demonstrate the reasons for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

As intended by the statute a wide variety of buildings and features are included within the area open to Landmark Designation, and an equally wide range exists in the latitude allowed for change. Some properties of truly exceptional architectural and/or historical value will permit only the most minor modifications, while for some others the Commission encourages changes and additions with a contemporary approach, consistent with the properties' existing features and changed uses.

In general, the intent of the Standards and Criteria is to preserve existing qualities that cause designation of a property; however, in some cases they have been so structured as to encourage the removal of additions that have lessened the integrity of the property.

It is recognized that changes will be required in designated properties for a wide variety of reasons, not all of which are under the complete control of the Commission or the owners. Primary examples are:

a) Building code conformance and safety requirements.

b) Changes necessitated by the introduction of modern mechanical and electrical systems.

c) Changes due to proposed new uses of a property.

The response to these requirements may, in some cases, present conflicts with the Standards and Criteria for a particular property. The Commission's evaluation of an application will be based upon the degree to which such changes are in harmony with the character of the property.

In some cases, priorities have been assigned within the Standards and Criteria as an aid to property owners in identifying the most critical design features.

The Standards and Criteria have been divided into two levels: (1) those general ones that are common to almost all landmark designations (with three different categories for buildings, building interiors and landscape features); and (2) those specific ones that apply to each particular property that is designated. In every case the Specific Standard and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

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9.2 General Standards and Criteria

A. APPROACH

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general this will minimize the exterior alterations that will be allowed.

2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected. ("Later integral features" shall be the term used to convey this concept.)

3. Deteriorated material or architectural features, whenever possible, should be repaired rather than replaced or removed.

4. When replacement of architectural features is necessary it should be based on physical or documentary evidence of original or later integral features.

5. New materials should, whenever possible, match the material being replaced in physical properties, design, color, texture and other visual qualities. The use of imitation replacement materials is generally discouraged.

6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.

7. Contemporary design is encouraged for new additions; thus, they must not necessarily be imitative of an earlier style or period.

8. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

9. Priority shall be given to those portions of the property which are visible from public ways or which it can be reasonably inferred may be in the future.

10. Color will be considered as part of specific standards and criteria that apply to a particular property.

B. EXTERIOR WALLS

I. MASONRY

1. Retain whenever possible, original masonry and mortar.

2. Duplicate original mortar in composition, color, texture, joint size, joint profile and method of application.

3. Repair and replace deteriorated masonry with material which matches as closely as possible.

4. When necessary to clean masonry, use gentlest method possible. Do not sandblast. Doing so changes the visual quality of the material and accelerates deterioration. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).

5. Avoid applying waterproofing or water repellent coating to masonry, unless required to solve a specific problem. Such coatings can accelerate deterioration.

6. In general, do not paint masonry surfaces. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

II NON-MASONRY

1. Retain and repair original or later integral material whenever possible.

2. Retain and repair, when necessary, deteriorated material with material that matches.

BOSTON LANDMARKS COMMISSION - STANDARDS AND CRITERIA

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C. ROOFS

1. Preserve the integrity of the original or later integral roof shape.

2. Retain original roof covering whenever possible.

3. Whenever possible, replace deteriorated roof covering with material which matches the old in composition, size shape, color, texture, and installation detail.

4. Preserve architectural features which give the roof its character, such as cornices, gutters, iron filigree, cupolas, dormers, brackets.

D. WINDOWS AND DOORS

1. Retain original and later integral door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.

2. Whenever possible, repair and retain original or later integral window elements such as sash, lintels, sills, architraves, glass, shutters and other decorations and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.

3. On some properties consideration will be given to changing from the original window details to other expressions such as to a minimal anonymous treatment by the use of a single light, when consideration of cost, energy conservation or appropriateness override the desire for historical accuracy. In such cases, consideration must be given to the resulting effect on the interior as well as the exterior of the building.

E. PORCHES, STEPS AND EXTERIOR ARCHITECTURAL ELEMENTS

1. Retain and repair porches and steps that are original or later integral features including such items as railings, balusters, columns, posts, brackets, roofs, ironwork, benches, fountains, statues and decorative items.

F. SIGNS, MARQUEES AND AWNINGS

1. Signs, marquees and awnings integral to the building ornamentation or architectural detailing shall be retained and repaired where necessary.

2. New signs, marquees and awnings shall not detract from the essential form of the building nor obscure its architectural features.

3. New signs, marquees and awnings shall be of a size and material compatible with the building and its current use.

4. Signs, marquees and awnings applied to the building shall be applied in such a way that they could be removed without damaging the building.

5. All signs added to the building shall be part of one system of design, or reflect a design concept appropriate to the communication intent.

6. Lettering forms or typeface will be evaluated for the specific use intended, but generally shall either be contemporary or relate to the period of the building or its later integral features.

7. Lighting of signs will be evaluated for the specific use intended, but generally illumination of a sign shall not dominate illumination of the building.

8. The foregoing not withstanding, signs are viewed as the most appropriate vehicle for imaginative and creative expression, especially in structures being reused for purposes different from the original, and it is not the Commission's intent to stifle a creative approach to signage.

G PENTHOUSES

1. The objective of preserving the integrity of the original or later integral roof shape shall provide the basic criteria in judging whether a penthouse can be added to a roof. Height of a building, prominence of roof form, and visibility shall govern whether a penthouse will be approved.

2. Minimizing or eliminating the visual impact of the penthouse is the general objective and the following guidelines shall be followed:

   a) Location shall be selected where the penthouse is not visible from the street or adjacent buildings; setbacks shall be utilized.

   b) Overall height or other dimensions shall be kept to a point where the penthouse is not seen from the street or adjacent buildings.

   c) Exterior treatment shall relate to the materials, color and texture of the building or to other materials integral to the period and character of the building, typically used for appendages.

   d) Openings in a penthouse shall relate to the building in proportion, type and size of opening, wherever visually apparent.

H LANDSCAPE FEATURES

1. The general intent is to preserve the existing or later integral landscape features that enhance the landmark property.

2. It is recognized that often the environment surrounding the property has a character, scale and street pattern quite different from that existing when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the landmark and its newer surroundings.

3. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the landmark or site. Additional landforms will only be considered if they will not obscure the exterior of the landmark.

4. Original layout and materials of the walks, steps, and paved areas should be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the landmark.

5. Existing healthy plant materials should be maintained as long as possible. New plant materials should be added on a schedule that will assure a continuity in the original landscape design and its later adaptations.

6. Maintenance of, removal of, and additions to plant materials should consider maintaining existing vistas of the landmark.

I EXTERIOR LIGHTING

1. There are three aspects of lighting related to the exterior of the building:

   a) Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.

   b) Quality of illumination on building exterior.

   c) Interior lighting as seen from the exterior.

2. Wherever integral to the building, original lighting fixtures shall be retained. Supplementary illumination may be added where appropriate to the current use of the building.

3. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:

   a) Accurate representation of the original period, based on physical or documentary evidence.

   b) Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.

   c) New lighting fixtures which are contemporary in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.

4. If a fixture is to be replaced, the new exterior lighting shall be located where intended in the original design. If supplementary lighting is added, the new location shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.

5. Interior lighting shall only be reviewed when its character has a significant effect on the exterior of the building; that is, when the view of the illuminated fixtures themselves, or the quality and color of the light they produce, is clearly visible through the exterior fenestration.

J. REMOVAL OF LATER ADDITIONS AND ALTERATIONS

1. Each property will be separately studied to determine if later additions and alterations can, or should, be removed. It is not possible to provide one general guideline.

2. Factors that will be considered include:

   a) Compatibility with the original property's integrity in scale, materials and character.

   b) Historic association with the property.

   c) Quality in the design and execution of the addition.

   d) Functional usefulness.

ATTACHMENT C

Property

U DISTRICT BOUNDARY

EXHIBIT A

Downtown Waterfront — Faneuil Hall Urban Renewal Area Massachusetts R-77

BOSTON REDEVELOPMENT AUTHORITY

MEMORANDUM

Resubmitted: JULY 10, 1986
Taken Under Advisement: JUNE 26, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: SUSAN ALLEN, ASSISTANT DIRECTOR FOR DEVELOPMENT
LINDA BOURQUE, DIRECTOR OF ZONING
PAMELA WESSLING, PROJECT COORDINATOR

SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION FOR A "U" (URBAN RENEWAL AREA OVERLAY) DISTRICT FOR THE CUSTOM HOUSE, BLOCK 206-1 IN THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL PROJECT AREA (R-77), AND APPROVAL OF DEVELOPMENT PLAN FOR THE CUSTOM HOUSE

On March 13, 1986, the General Services Administration notified the City of Boston that the U.S. Custom House at State and India Streets is surplus to government property needs and is available for disposal. The Custom House is of great historical and architectural significance to the City of Boston as a center for Boston's 19th century maritime commerce, as an example of the Greek revival architectural style, and as Boston's first skyscraper. The base of the Custom House was built from 1834-1847 and the existing tower was added in 1915. The Custom House is currently on the National Register of Historic Places. The Boston Landmarks Commission also is in the process of designating the U.S. Custom House as a Boston Landmark and is finalizing specific criteria for development to protect the historic structure.

It is important at this time when the site will be released from the protective control by the Federal government that specific use, structural, and historic preservation controls are established for the site. In order to implement these controls, we are recommending that the Custom House and its McKinley Square environs be designated as an Urban Renewal Area Overlay District to be developed only in accordance with the Development Plan for the U District as submitted here. This Development Plan specifies that: 1) the original Custom House building at the base of the tower must be maintained as a public space with civic or cultural uses or other non-commercial activities which are for the use of the general public; 2) the observation deck must be made available for limited public access; 3) the tower space may be used as office, residential, or hotel space, but no portion of the building shall be sold for condominium ownership; 4) in conjunction with any development of the Custom House, public land in the immediate vicinity of the tower shall be improved to increase use of the area by pedestrians rather than solely for parking; 5) no exterior or structural changes shall be made other than those in accordance with the Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and in accordance with the Boston Landmarks Commission General Standards and Criteria for Landmarks properties and specific standards and criteria for the Custom House; 6) specific structural and mechanical changes shall be made to upgrade the building.

AW/CC/070886/1

It is, therefore, recommended that in order to protect the historic character of the Custom House and preserve its use by the public, the Urban Renewal Area District designation and Development Plan be approved.

VOTED: That the Boston Redevelopment Authority hereby approves the proposed Urban Renewal Area Overlay District zoning designation and Development Plan in substantial accord with the Plan submitted at its meeting of July 10, 1986, for the Custom House and McKinley Square, Block 206-1, in the Downtown Waterfront-Faneuil Hall Urban Renewal Project Area R-77; and that the Authority authorizes the Director to petition the Zoning Commission of the City of Boston for a map amendment to add to the existing B-10 zoning designation of Block 206-1 of the Downtown Waterfront-Faneuil Hall Urban Renewal Project Area the suffix "U", and to submit to the Zoning Commission for its approval the Development Plan for the Custom House and McKinley Square in order to facilitate development in accordance with said Plan and to protect the historic character and public use of the Custom House.

VOTED: That the Director be authorized to communicate to the Boston Landmark Commission the Authority's support for designation of the U.S. Custom House as a Boston Landmark.

BOSTON REDEVELOPMENT AUTHORITY
JUNE 26, 1986

DEVELOPMENT PLAN
U.S. CUSTOM HOUSE

Site Description

Approximately one acre of land at McKinley Square in the National Register Custom House District of downtown Boston. The site includes the U.S. Custom House on its 17,068 square foot site and portions of adjacent streets and sidewalks as outlined below.

Structure

Existing on the site is the historic U.S. Custom House, the base of which was constructed in 1937-1947 and the tower added in 1913-1915. The 16-story tower sits atop a two-story base for a total height of 495 feet. The building is rated 1 by the Boston Landmarks Commission and is proposed for designation as a Boston Landmark. Additional historic data is included in Attachment A: Boston Landmarks Commission Building Information Form. No additional structures will be allowed on the site.

Allowable Uses

1. The original Custom House at the base of the tower shall be maintained primarily as a public space with cultural or other non-commercial activities which are for the use of the general public except for such designated space as is needed for access to tower uses.

2. The observation deck shall be made available for limited public access.

3. The tower may be used for office, residential, or hotel activity. However, no portions of the building shall be sold for condominium ownership.

Historic Rehabilitation Standards

The building shall be rehabilitated to historic landmark standards including (1) the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Attachment B); (2) the Boston Landmarks Commission's General Standards and Criteria (Attachment B); and (3) such specific standards and criteria for the Custom House as may be established by the Boston Landmarks Commission and the Boston Redevelopment Authority.

Required Improvements

Required improvements to the U.S. Custom House, in addition to historic rehabilitation, include the following:

1. Addition of facilities to improve handicapped access;

2. Installation of a sprinkler system;

3. Repair and maintenance in good working order at all times of the four-faced mechanical clock on the tower;

4. Architectural illumination, to be determined by the Boston Landmarks Commission and the Boston Redevelopment Authority, of the Custom House Tower;

5. Upgrading of the Heating, Ventilation and Air Conditioning system;

6. Such other improvements as may be necessary to conform to the Building Code and all other applicable state and local laws, ordinances, codes and regulations.

Required Site Improvements

Public improvements are required to McKinley Square within the boundaries outlined on Attachment D: Site Improvements Map. Improvements, to be specified in detail by the Boston Redevelopment Authority, shall be of a quality comparable to improvements in the Faneuil Hall area.

Development Review Procedures

All plans shall be subject to review in accordance with the BRA's Development Review Procedures, the Boston Landmarks Commission's procedures, and other pertinent City regulations.

Transportation Access Plan

The developer must submit a Transportation Access Plan, subject to review and approval by the BRA Director.

Employment Plans

1. The developer must submit a Residents Construction Employment Plan to the BRA Director, setting forth plans to ensure that its contractor and sub-contractors meet Boston Resident Construction Employment Standards.

2. The developer shall formulate an Employment Opportunity Plan which shall provide for the developer's good faith efforts to achieve a goal that fifty percent (50%) of the permanent employment opportunities created by the project shall be made available to Boston residents.

General Services Administration
Federal Property Resources Service
Washington, DC 20405

BOARD MEMO ATTACHMENT

June 11, 1986

Dear Mayor Flynn:

We were pleased to meet on June 10, 1986, with a delegation, headed by Mr. Bart Mitchell, representing you to discuss the proposed sale of the Old Custom House in Boston to the City Redevelopment Authority.

The city is granted an extension until August 1, 1986, to continue negotiations and submit an acceptable offer for this property. During that time, we will work closely with the city on all aspects of this transaction, and I am hopeful we can reach agreement on the sale price. If we are successful in this regard, we will submit the proposal to the appropriate committees of Congress for review prior to completing the sale.

We share your concern that the historic integrity of this magnificent property is preserved. Working with your representatives, we will incorporate in our deed of conveyance those covenants required by Federal, State, and local law to protect the integrity of the structure.

These covenants will ensure preservation of the significant architectural and historic features of the structure. All plans or specifications for any alterations, improvements, or restoration of the exterior or interior areas must be approved by the Massachusetts Historic Commission, or its delegated local representative. The General Services Administration, however, cannot restrict the use to which the building is dedicated through the deed. This issue is best addressed at the local level consistent with local planning and zoning ordinances.

I trust this information is helpful.

Sincerely,

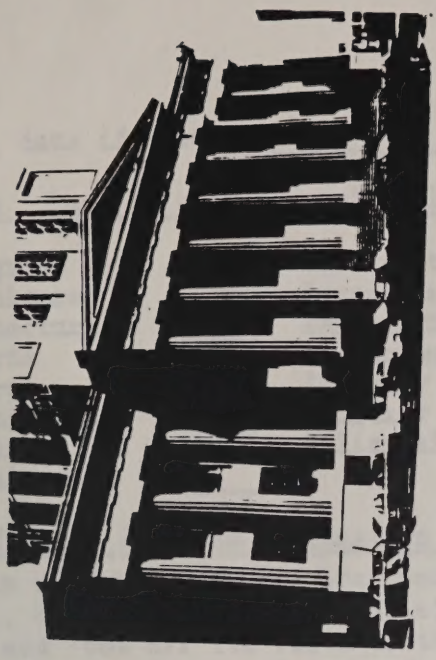
Earl E. Jones

EARL E. JONES
Commissioner

The Honorable
Raymond L. Flynn
Mayor of Boston
Boston, MA 02201

ATTACHMENT A

BOSTON LANDMARKS COMMISSION Building Information Form Form No. ___ Area CBD



ADDRESS McKinley Square COR. India St. State St.

NAME United States Custom House / same
present original

MAP No. 2SN/13E SUB AREA Custom House/Marke

DATE 1837-1847 Hamlin[4].
tower: 1913-1915 source Nat. Reg. Nom. Fo

ARCHITECT Ammi Burnham Young Hamlin[4]
tower: Peabody & Stearns source Arch Forum

BUILDER Gardner Greenleaf Annals[2].
source

OWNER U.S. Government
original present

PHOTOGRAPHS 26⁵/₂, *26⁵/₃, 26⁵/₄-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) offices

NO. OF STORIES (1st to cornice) 2 plus 16 story office tower

ROOF gable with 4 pediments cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick (stone) granite concrete iron/steel/alum.

BRIEF DESCRIPTION (in original form) Monumental Greek Revival style structure, combining low Roman dome with Greek Doric order; cruciform plan, with 1 short & 1 long axis. Set on high granite basement. Exterior remarkable for its 32 monolithic Doric columns. Central hexastyle pedimented porticos, and pseudoperipteral porticos on flanking wings, having engaged 3/4 columns separating each range of windows. Entries reached by broad flights of steps. Early 20th c. office tower in Class. Rev. style now rises from core of building, surmounted by clock of reinforced concrete, marble & bronze. Rotunda most notable interior feature, ringed by 12 Corinthian columns supportin drum of dome.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor LOT AREA 17,068 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Freestanding, dominates square via its monumental massing. Located in area of other highly significant structures.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as only extar Boston work by eminent architect, as well as most highl developed Greek Revival edifice remaining in Boston, ar rare example of major granite structure erected prior t 1850s, designed & built as freestanding structure equal ly impressive from all view points. Also important as Boston's tallest building for many years because of its office tower addition by another prominent Boston architectural firm. Historically significant as struture rich in associations with Boston's life as seaport reflecting her emergence as number one U.S. port during first half of 19th c.

(I) NRD/C MHK 6/80

Moved; date if known_____

Themes (check as many as applicable)

Aboriginal	___	Conservation	___	Recreation	___
Agricultural	___	Education	___	Religion	___
Architectural	x	Exploration/ settlement	___	Science/ invention	___
The Arts	___	Industry	___	Social/ humanitarian	___
Commerce	x	Military	___	Transportation	___
Communication	___	Political	___		
Community/ development	___				

Significance (include explanation of themes checked above)

Monumental in size & scale, its architectural formality suited its site, for it stood at the he of State St., between Boston's financial spine & the sea;[1] for a decade, until State St. Bloc was erected and "cut off its vista to the sea, it remained the visual fulcrum of Boston's water front."[1] Erected by Gardner Greenleaf, who later built State St. Block.[2] Subject of great con troversy even before its completion, invoked in part because of such great expense (slightly mor than $1,000,000) for such high developed Greek Revival building. More architecturally basic controversy revolved around appropriateness of Greek Revival form for modern use; anonymous article published in 1844[3] denigrated style as belonging to another age, & objected to concessio of building's functions required by strict use of historical forms. Contrast of Edward C. Cabot brownstone Boston Athenaeum in Renaissance Revival Style, also completed in 1847

Ammi Burnham Young (1798-1874) was native of Lebanon N.H. Little is known of his educatio or architectural training; may have learned construction from his father & architectural detaili from contemporary copy books, & possibly studied under Alexander Parris in Boston. 1st Supervis ing Architect of the Treasury Dept. Among his various works in N.E. were Thornton & Wentworth Halls at Dartmouth College, Old Court House at Worcester, Mass., surviving as left wing of present structure, & Court House at Lowell, Mass.

Increasing needs in early 20th c. resulted in search for new site for a Custom House. Government appropriation of $1,800,000 not considered sufficient to purchase suitable site & erect new building, so decided to use old structure as base. Peabody & Stearns (Exchange Bldg., Boston Post/Birthplace of Franklin, Albany Bldg.,) designed 495 foot office tower, for as

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for designation as Boston Landmark.

Located within National Register Custom House District.

(Federally-owned building, was not bound by city's 125' height restriction. Remained tallest building in Boston for many years.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Bryan, John Morrill, Boston's Granite Architecture, c. 1810-160, unpublished Ph.D. dissertation, Boston University, 1972. Boston Public Library, Fine Arts Reference.
2. Annals of the Massachusetts Charitable Mechanic Association, 1795-1892, 1892, P. 7
3. North American Review, April, 1844.
4. Hamlin, Talbot, Greek Revival Architecture in America, 1944, pp. 106-7. pl. xxv.
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ATTACHMENT B

U.S. Department
of the Interior

National Park Service

THE SECRETARY OF THE INTERIOR'S

STANDARDS FOR REHABILITATION

and Guidelines for Rehabilitating Historic Buildings

Reprinted April, 1982
Department of the State Secretary
Massachusetts Historical Commission

Michael Joseph Connolly, Chairman

MASSACHUSETTS
HISTORICAL
COMMISSION

"Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The following "Standards for Rehabilitation" shall be used by the Secretary of the Interior when determining if a rehabilitation project qualifies as "certified rehabilitation" pursuant to the Tax Reform Act of 1976, the Revenue Act of 1978, and the Economic Recovery Tax Act of 1981. These standards are a section of the Secretary's "Standards for Historic Preservation Projects" and appear in Title 36 of the Code of Federal Regulations, Part 67 (formerly 36 CFR Part 1208).

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following guidelines are designed to help individual property owners formulate plans for the rehabilitation, preservation, and continued use of historic buildings consistent with the intent of the Secretary of the Interior's "Standards for Rehabilitation." The guidelines pertain to buildings of all occupancy and construction types, sizes, and materials. They apply to permanent and temporary construction on the exterior and interior of historic buildings as well as new attached or adjacent construction.

Techniques, treatments, and methods consistent with the Secretary's "Standards for Rehabilitation" are listed in the "recommended" column on the left. Not all recommendations listed under a treatment will apply to each project proposal. Rehabilitation approaches, materials, and methods which may adversely affect a building's architectural and historic qualities are listed in the "not recommended" column on the right. Every effort will be made to update and expand the guidelines as additional techniques and treatments become known.

Specific information on rehabilitation and preservation technology may be obtained by writing to the Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240, or the appropriate State Historic Preservation Officer. Advice should also be sought from qualified professionals, including architects, architectural historians, and archeologists skilled in the preservation, restoration, and rehabilitation of old buildings.

THE ENVIRONMENT

Recommended	*Not Recommended*
Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.	Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.
Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building setbacks that have traditionally linked buildings to their environment.	Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.
Using new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the neighborhood in size, scale, material and color.	Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or are inappropriate to the neighborhood.

BUILDING SITE

Recommended	*Not Recommended*
Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.	
Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.	Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.
Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.	Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

BUILDING SITE—continued

Recommended	*Not Recommended*
Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.	

Archeological features

Recommended	*Not Recommended*
Leaving known archeological resources intact.	Installing inderground utilities, pavements, and other modern features that disturb archeological resources.
Minimizing disturbance of terrain around the structure, thus reducing the possibility of destroying unknown archeological resources.	Introducing heavy machinery or equipment into areas where their presence may disturb archeological resources.
Arranging for an archeological survey of all terrain that must be disturbed during the rehabilitation program. The survey should be conducted by a professional archeologist.	

BUILDING: STRUCTURAL SYSTEMS

Recommended	*Not Recommended*
Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.	Disturbing existing foundations with new excavations that undermine the structural stability of the building.
Undertaking stabilization and repair of weakened structural members and systems.	Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.
Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.	

BUILDING: EXTERIOR FEATURES—continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

*Recommended**	*Not Recommended*
Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.	Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.
Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.	Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.
Duplicating old mortar in composition, color, and texture.	Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.
Duplicating old mortar in joint size, method of application, and joint profile.	Repointing with mortar joints of a differing size or joint profile, texture or color.
Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.	
Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.	Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

* For more information consult Preservation Briefs: 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2: "Repointing Mortar Joints in Historic Brick Buildings" (Washington, D.C.: Heritage Conservation and Recreation Service, 1975 and 1976). Both are available from the Government Printing Office or State Historic Preservation Officers.

BUILDING: EXTERIOR FEATURES—continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended	*Not Recommended*
Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.	Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.
Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.	Removing architectural features such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.
Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.	Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended	*Not Recommended*
Retaining and preserving significant architectural features, wherever possible.	Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrate the continuity of growth and change.
Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape, and texture the old as closely as possible.	Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum and zinc

Recommended	*Not Recommended*
Retaining original material, whenever possible.	Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

BUILDING: EXTERIOR FEATURES—continued

Architectural Metals: Cast iron, steel, pressed tin, aluminum and zinc

Recommended	*Not Recommended*
Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.	Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and Roofing

Recommended	*Not Recommended*
Preserving the original roof shape.	Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.
Retaining the original roofing material, whenever possible.	Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.
Providing adequate roof drainage and insuring that the roofing materials provide a weathertight covering for the structure.	
Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.	Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.
Preserving or replacing where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.	Stripping the roof of architectural features important to its character.

Windows and Doors

Recommended *	*Not Recommended*
Retaining and repairing window and door openings, frames, sash, glass, doors, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.	Introducing or changing the location or size of windows, doors, and other openings that alter the architectural and historic character of the building.

BUILDING: EXTERIOR FEATURES—continued

Windows and Doors

*Recommended**	*Not Recommended*
	Replacing window and door features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
	Removing window and door features that can be repaired where such features contribute to the historic and architectural character of the building.
	Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of the building.
Improving the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows and doors which are compatible with the character of the building and which do not damage window or door frames.	Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and which detract from the character of the building.
	Installing new exterior storm windows and doors which are inappropriate in size or color, which are inoperable, or which require removal of original windows and doors.
	Installing interior storm windows that allow moisture to accumulate and damage the window.
Replacing missing or irreparable windows on significant facades with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.	Replacing sash which contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

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*For more information consult Preservation Briefs: 3: "Conserving Energy in Historic Buildings" (Washington, D.C. Heritage Conservation and Recreation Service, 1978). It is available from the Government Printing Office or State Historic Preservation Officers.

BUILDING: EXTERIOR FEATURES—continued

Windows and Doors

Recommended	*Not Recommended*
	Installing heating/air conditioning units in the window frames when the sash and frames may be damaged. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

Storefronts

Recommended	*Not Recommended*
Retaining and repairing existing storefronts including windows, sash, doors, transoms, signage, and decorative features where such features contribute to the architectural and historic character of the building.	
Where original or early storefronts no longer exist or are too deteriorated to save, retaining the commercial character of the building through 1) contemporary design which is compatible with the scale, design, materials, color, and texture of the historic buildings; or 2) an accurate restoration of the storefront based on historical research and physical evidence.	Introducing a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting or which causes destruction of significant historic fabric.
	Using materials which detract from the historic or architectural character of the building, such as mirrored glass.
	Altering the entrance through a significant storefront.

Entrances, porches, and steps

Recommended	*Not Recommended*
Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.	Removing or altering porches and steps that are appropriate to the building's development and style.

BUILDING: EXTERIOR FEATURES--continued

Entrances, porches, and steps

Recommended	*Not Recommended*
Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.	Stripping porches and steps or original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile and brick. Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Recommended	*Not Recommended*
Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.	Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence the historical paint finishes. Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

BUILDING: INTERIOR FEATURES

Recommended	*Not Recommended*
Retaining original material, architectural features, and hardware, whenever possible, such as stairs, elevators, hand rails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantel pieces, paneling, lighting fixtures, parquet or mosaic flooring.	Removing original material, architectural features, and hardware, except where essential for safety or efficiency. Replacing interior doors and transoms without investigating alternative fire protection measures or possible code variances.
Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.	Installing new decorative material and paneling which destroys significant architectural features or was unavailable when the building was constructed, such as vinyl plastic or imitation wood wall and floor coverings, except in utility areas such as bathrooms and kitchens.

BUILDING: INTERIOR FEATURES—continued

Recommended	*Not Recommended*
Retaining original plaster, wherever possible.	Removing plaster to expose brick to give the wall an appearance it never had.
Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with colors, wallpapers or decorative motifs based on the original.	Changing the texture and patina of exposed wooden architectural features (including structural members) and masonry surfaces through sandblasting or use of other abrasive techniques to remove paint, discoloration and plaster, except in certain industrial or warehouse buildings where the interior masonry or plaster surfaces do not have significant design, detailing, tooling, or finish; and where wooden architectural features are not finished, molded, beaded, or worked by hand.
Where required by code, enclosing an important interior stairway in such a way as to retain its character. In many cases glazed fire rated walls may be used.	Enclosing important stairways with ordinary fire rated construction which destroys the architectural character of the stair and the space.
Retaining the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.	Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.

NEW CONSTRUCTION

Recommended	*Not Recommended*
Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.	
Designing new work to be compatible in materials, size, color, and texture with the earlier building and the neighborhood.	Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

NEW CONSTRUCTION—continued

Recommended	*Not Recommended*
Using contemporary designs compatible with the character and mood of the building or the neighborhood.	Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.
	Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.
	Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.
Protecting architectural details and features that contribute to the character of the building.	
Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.	Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION

Recommended	*Not Recommended*
Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.	Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical systems.
Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.	Attaching exterior electrical and telephone cables to the principal elevations of the building.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION—continued

Recommended	*Not Recommended*
Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.	Installing vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.
	Concealing or "making invisible" mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.
	Installing "dropped" acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.
Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.	
Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.	Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.

SAFETY AND CODE REQUIREMENTS

Recommended	*Not Recommended*
Complying with code requirements in such a manner that the essential character of a building is preserved intact.	
Working with local code officials to investigate alternative life safety measures that preserve the architectural integrity of the building.	
Investigating variances for historic properties allowed under some local codes.	

SAFETY AND CODE REQUIREMENTS--continued

Recommended	*Not Recommended*
Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance or fabric of a property.	
Adding new stairways and elevators that do not alter existing exit facilities or other important architectural features and spaces of the building.	Adding new stairways and elevators that alter existing exit facilities or important architectural features and spaces of the building.

National Park Service
U.S. Department of the Interior
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BOSTON LANDMARKS COMMISSION - STANDARDS AND CRITERIA

Introductory Statement on Standards and Criteria to be Used in Evaluating Applications for Certificates

Per Sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts) Standards and Criteria must be adopted for each Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. Before a Certificate of Design Approval or Certificate of the Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purposes of the statute.

The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation. The intent of these guidelines is to help local officials, designers, and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be empnasized that conformance to the Standards and Criteria alone does not necessarily insure approval, nor are they absolute, but any request for variance from them must demonstrate the reasons for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

As intended by the statute a wide variety of buildings and features are included within the area open to Landmark Designation, and an equally wide range exists in the latitude allowed for change. Some properties of truly exceptional architectural and/or historical value will permit only the most minor modifications, while for some others the Commission encourages changes and additions with a contemporary approach, consistent with the properties' existing features and changed uses.

In general, the intent of the Standards and Criteria is to preserve existing qualities that cause designation of a property; however, in some cases they have been so structured as to encourage the removal of additions that have lessened the integrity of the property.

It is recognized that changes will be required in designated properties for a wide variety of reasons, not all of which are under the complete control of the Commission or the owners. Primary examples are:

a) Building code conformance and safety requirements.

b) Changes necessitated by the introduction of modern mechanical and electrical systems.

c) Changes due to proposed new uses of a property.

The response to these requirements may, in some cases, present conflicts with the Standards and Criteria for a particular property. The Commission's evaluation of an application will be based upon the degree to which such changes are in harmony with the character of the property.

In some cases, priorities have been assigned within the Standards and Criteria as an aid to property owners in identifying the most critical design features.

The Standards and Criteria have been divided into two levels: (1) those general ones that are common to almost all landmark designations (with three different categories for buildings, building interiors and landscape features); and (2) those specific ones that apply to each particular property that is designated. In every case the Specific Standard and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

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9.2 General Standards and Criteria

A. APPROACH

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general this will minimize the exterior alterations that will be allowed.

2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected. ("Later integral features" shall be the term used to convey this concept.)

3. Deteriorated material or architectural features, whenever possible, should be repaired rather than replaced or removed.

4. When replacement of architectural features is necessary it should be based on physical or documentary evidence of original or later integral features.

5. New materials should, whenever possible, match the material being replaced in physical properties, design, color, texture and other visual qualities. The use of imitation replacement materials is generally discouraged.

6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.

7. Contemporary design is encouraged for new additions; thus, they must not necessarily be imitative of an earlier style or period.

8. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

9. Priority shall be given to those portions of the property which are visible from public ways or which it can be reasonably inferred may be in the future.

10. Color will be considered as part of specific standards and criteria that apply to a particular property.

B. EXTERIOR WALLS

I. MASONRY

1. Retain whenever possible, original masonry and mortar.

2. Duplicate original mortar in composition, color, texture, joint size, joint profile and method of application.

3. Repair and replace deteriorated masonry with material which matches as closely as possible.

4. When necessary to clean masonry, use gentlest method possible. Do not sandblast. Doing so changes the visual quality of the material and accelerates deterioration. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).

5. Avoid applying waterproofing or water repellent coating to masonry, unless required to solve a specific problem. Such coatings can accelerate deterioration.

6. In general, do not paint masonry surfaces. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

II NON-MASONRY

1. Retain and repair original or later integral material whenever possible.

2. Retain and repair, when necessary, deteriorated material with material that matches.

BOSTON LANDMARKS COMMISSION - STANDARDS AND CRITERIA

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The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation. The intent of these guidelines is to help local officials, designers, and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily insure approval, nor are they absolute, but any request for variance from them must demonstrate the reasons for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

As intended by the statute a wide variety of buildings and features are included within the area open to Landmark Designation, and an equally wide range exists in the latitude allowed for change. Some properties of truly exceptional architectural and/or historical value will permit only the most minor modifications, while for some others the Commission encourages changes and additions with a contemporary approach, consistent with the properties' existing features and changed uses.

In general, the intent of the Standards and Criteria is to preserve existing qualities that cause designation of a property; however, in some cases they have been so structured as to encourage the removal of additions that have lessened the integrity of the property.

It is recognized that changes will be required in designated properties for a wide variety of reasons, not all of which are under the complete control of the Commission or the owners. Primary examples are:

a) Building code conformance and safety requirements.

b) Changes necessitated by the introduction of modern mechanical and electrical systems.

c) Changes due to proposed new uses of a property.

The response to these requirements may, in some cases, present conflicts with the Standards and Criteria for a particular property. The Commission's evaluation of an application will be based upon the degree to which such changes are in harmony with the character of the property.

In some cases, priorities have been assigned within the Standards and Criteria as an aid to property owners in identifying the most critical design features.

The Standards and Criteria have been divided into two levels: (1) those general ones that are common to almost all landmark designations (with three different categories for buildings, building interiors and landscape features); and (2) those specific ones that apply to each particular property that is designated. In every case the Specific Standard and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

C. ROOFS

1. Preserve the integrity of the original or later integral roof shape.

2. Retain original roof covering whenever possible.

3. Whenever possible, replace deteriorated roof covering with material which matches the old in composition, size shape, color, texture, and installation detail.

4. Preserve architectural features which give the roof its character, such as cornices, gutters, iron filigree, cupolas, dormers, brackets.

D. WINDOWS AND DOORS

1. Retain original and later integral door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.

2. Whenever possible, repair and retain original or later integral window elements such as sash, lintels, sills, architraves, glass, shutters and other decorations and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.

3. On some properties consideration will be given to changing from the original window details to other expressions such as to a minimal anonymous treatment by the use of a single light, when consideration of cost, energy conservation or appropriateness override the desire for historical accuracy. In such cases, consideration must be given to the resulting effect on the interior as well as the exterior of the building.

E. PORCHES, STEPS AND EXTERIOR ARCHITECTURAL ELEMENTS

1. Retain and repair porches and steps that are original or later integral features including such items as railings, balusters, columns, posts, brackets, roofs, ironwork, benches, fountains, statues and decorative items.

F. SIGNS, MARQUEES AND AWNINGS

1. Signs, marquees and awnings integral to the building ornamentation or architectural detailing shall be retained and repaired where necessary.

2. New signs, marquees and awnings shall not detract from the essential form of the building nor obscure its architectural features.

3. New signs, marquees and awnings shall be of a size and material compatible with the building and its current use.

4. Signs, marquees and awnings applied to the building shall be applied in such a way that they could be removed without damaging the building.

5. All signs added to the building shall be part of one system of design, or reflect a design concept appropriate to the communication intent.

6. Lettering forms or typeface will be evaluated for the specific use intended, but generally shall either be contemporary or relate to the period of the building or its later integral features.

7. Lighting of signs will be evaluated for the specific use intended, but generally illumination of a sign shall not dominate illumination of the building.

8. The foregoing not withstanding, signs are viewed as the most appropriate vehicle for imaginative and creative expression, especially in structures being reused for purposes different from the original, and it is not the Commission's intent to stifle a creative approach to signage.

G PENTHOUSES

1. The objective of preserving the integrity of the original or later integral roof shape shall provide the basic criteria in judging whether a penthouse can be added to a roof. Height of a building, prominence of roof form, and visibility shall govern whether a penthouse will be approved.

2. Minimizing or eliminating the visual impact of the penthouse is the general objective and the following guidelines shall be followed:

   a) Location shall be selected where the penthouse is not visible from the street or adjacent buildings; setbacks shall be utilized.

   b) Overall height or other dimensions shall be kept to a point where the penthouse is not seen from the street or adjacent buildings.

   c) Exterior treatment shall relate to the materials, color and texture of the building or to other materials integral to the period and character of the building, typically used for appendages.

   d) Openings in a penthouse shall relate to the building in proportion, type and size of opening, wherever visually apparent.

H LANDSCAPE FEATURES

1. The general intent is to preserve the existing or later integral landscape features that enhance the landmark property.

2. It is recognized that often the environment surrounding the property has a character, scale and street pattern quite different from that existing when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the landmark and its newer surroundings.

3. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the landmark or site. Additional landforms will only be considered if they will not obscure the exterior of the landmark.

4. Original layout and materials of the walks, steps, and paved areas should be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the landmark.

5. Existing healthy plant materials should be maintained as long as possible. New plant materials should be added on a schedule that will assure a continuity in the original landscape design and its later adaptations.

6. Maintenance of, removal of, and additions to plant materials should consider maintaining existing vistas of the landmark.

I EXTERIOR LIGHTING

1. There are three aspects of lighting related to the exterior of the building:

   a) Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.

   b) Quality of illumination on building exterior.

   c) Interior lighting as seen from the exterior.

2. Wherever integral to the building, original lighting fixtures shall be retained. Supplementary illumination may be added where appropriate to the current use of the building.

3. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:

   a) Accurate representation of the original period, based on physical or documentary evidence.

   b) Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.

   c) New lighting fixtures which are contemporary in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.

4. If a fixture is to be replaced, the new exterior lighting shall be located where intended in the original design. If supplementary lighting is added, the new location shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.

5. Interior lighting shall only be reviewed when its character has a significant effect on the exterior of the building; that is, when the view of the illuminated fixtures themselves, or the quality and color of the light they produce, is clearly visible through the exterior fenestration.

J. REMOVAL OF LATER ADDITIONS AND ALTERATIONS

1. Each property will be separately studied to determine if later additions and alterations can, or should, be removed. It is not possible to provide one general guideline.

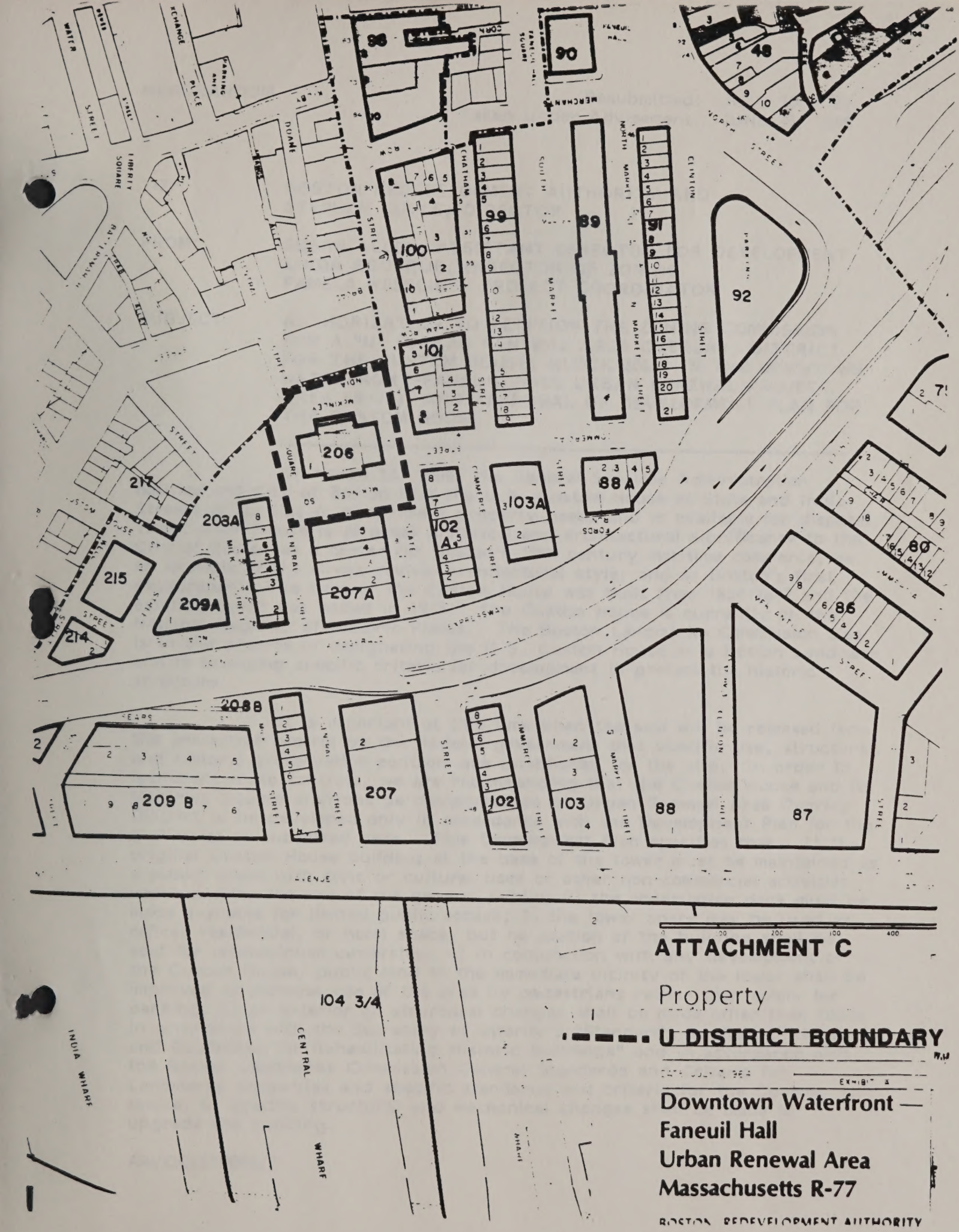
2. Factors that will be considered include:

   a) Compatibility with the original property's integrity in scale, materials and character.

   b) Historic association with the property.

   c) Quality in the design and execution of the addition.

   d) Functional usefulness.


ATTACHMENT C
Property
U DISTRICT BOUNDARY
EXHIBIT A
Downtown Waterfront — Faneuil Hall
Urban Renewal Area
Massachusetts R-77
BOSTON REDEVELOPMENT AUTHORITY
INDIA WHARF
CENTRAL WHARF
104 3/4
209 B
208 B
207
102
103
88
87
207 A
209A
208A
102 A
103A
88 A
206
217
215
214
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89
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2A

MEMORANDUM

Resubmitted: JULY 10, 1986
Taken Under Advisement: JUNE 26, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: SUSAN ALLEN, ASSISTANT DIRECTOR FOR DEVELOPMENT
LINDA BOURQUE, DIRECTOR OF ZONING
PAMELA WESSLING, PROJECT COORDINATOR

SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION FOR A "U" (URBAN RENEWAL AREA OVERLAY) DISTRICT FOR THE CUSTOM HOUSE, BLOCK 206-1 IN THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL PROJECT AREA (R-77), AND APPROVAL OF DEVELOPMENT PLAN FOR THE CUSTOM HOUSE

On March 13, 1986, the General Services Administration notified the City of Boston that the U.S. Custom House at State and India Streets is surplus to government property needs and is available for disposal. The Custom House is of great historical and architectural significance to the City of Boston as a center for Boston's 19th century maritime commerce, as an example of the Greek revival architectural style, and as Boston's first skyscraper. The base of the Custom House was built from 1834-1847 and the existing tower was added in 1915. The Custom House is currently on the National Register of Historic Places. The Boston Landmarks Commission also is in the process of designating the U.S. Custom House as a Boston Landmark and is finalizing specific criteria for development to protect the historic structure.

It is important at this time when the site will be released from the protective control by the Federal government that specific use, structural, and historic preservation controls are established for the site. In order to implement these controls, we are recommending that the Custom House and its McKinley Square environs be designated as an Urban Renewal Area Overlay District to be developed only in accordance with the Development Plan for the U District as submitted here. This Development Plan specifies that: 1) the original Custom House building at the base of the tower must be maintained as a public space with civic or cultural uses or other non-commercial activities which are for the use of the general public; 2) the observation deck must be made available for limited public access; 3) the tower space may be used as office, residential, or hotel space, but no portion of the building shall be sold for condominium ownership; 4) in conjunction with any development of the Custom House, public land in the immediate vicinity of the tower shall be improved to increase use of the area by pedestrians rather than solely for parking; 5) no exterior or structural changes shall be made other than those in accordance with the Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and in accordance with the Boston Landmarks Commission General Standards and Criteria for Landmarks properties and specific standards and criteria for the Custom House; 6) specific structural and mechanical changes shall be made to upgrade the building.

AW/CC/070886/1

It is, therefore, recommended that in order to protect the historic character of the Custom House and preserve its use by the public, the Urban Renewal Area District designation and Development Plan be approved.

VOTED: That the Boston Redevelopment Authority hereby approves the proposed Urban Renewal Area Overlay District zoning designation and Development Plan in substantial accord with the Plan submitted at its meeting of July 10, 1986, for the Custom House and McKinley Square, Block 206-1, in the Downtown Waterfront-Faneuil Hall Urban Renewal Project Area R-77; and that the Authority authorizes the Director to petition the Zoning Commission of the City of Boston for a map amendment to add to the existing B-10 zoning designation of Block 206-1 of the Downtown Waterfront-Faneuil Hall Urban Renewal Project Area the suffix "U", and to submit to the Zoning Commission for its approval the Development Plan for the Custom House and McKinley Square in order to facilitate development in accordance with said Plan and to protect the historic character and public use of the Custom House.

VOTED: That the Director be authorized to communicate to the Boston Landmark Commission the Authority's support for designation of the U.S. Custom House as a Boston Landmark.